

\$419,900 - 2317 Casselman Crescent, Edmonton

MLS® #E4459820

\$419,900

3 Bedroom, 2.50 Bathroom, 1,378 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Step into this beautifully maintained duplex w/ thoughtfully designed living space. Featuring 3 spacious bedrooms, 2.5 bathrooms, and a fully finished basement, this home is perfect for families or anyone seeking comfort & style. Enjoy an abundance of natural light throughout with a south-facing backyard that is fully fenced and landscaped with a deck thatâ€™s ideal for entertaining or relaxing in the sun. The main floor boasts an open-concept layout with gleaming hardwood floors, a cozy gas fireplace, generous living and dining areas, and a well-appointed kitchen complete with stainless steel appliances, a corner pantry, eat-up island, and ample storage. Upstairs, 3 generously sized bedrooms, including a primary suite w/ ensuite, as well as a second full bathroom. The fully developed basement offers a large rec roomâ€”perfect for movie nights and entertaining! NEW UPDATES: A/C(2024), Central Vac System; and all appliances within the last 4 years. Patio gazebo included in sale!

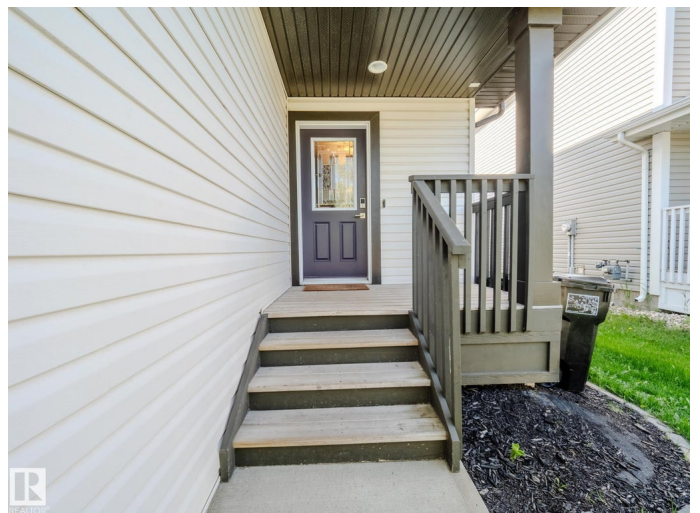
Built in 2011

Essential Information

MLS® # E4459820

Price \$419,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,378
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2317 Casselman Crescent
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0W1

Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, Detectors Smoke, Gazebo, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Fenced, Level Land, No Back Lane, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 27th, 2025
Days on Market	6
Zoning	Zone 55

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Listing information last updated on October 3rd, 2025 at 7:02am MDT